144.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,000 /	790,000
					USE VALUE:	790,000 /	790,000
					ASSESSED:	790,000 /	790,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULHANE ANDREW J--ETAL
Owner 2:	CULHANE ELIZABETH A
Owner 3:	
Street 1:	39 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4008.000	357,800		432,200	790,000
Total Card	0.092	357,800		432,200	790,000
Total Parcel	0.092	357,800		432,200	790,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.94 | /Parcel: 371.94

Legal Description

User Acct 94070

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 01/22/09

!11236!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,800	0	4,008.	432,200	790,000		Year end	12/23/2021
2021	101	FV	346,500	0	4,008.	432,200	778,700		Year End Roll	12/10/2020
2020	101	FV	346,500	0	4,008.	432,200	778,700	778,700	Year End Roll	12/18/2019
2019	101	FV	261,000	0	4,008.	405,200	666,200	666,200	Year End Roll	1/3/2019
2018	101	FV	261,000	0	4,008.	334,900	595,900	595,900	Year End Roll	12/20/2017
2017	101	FV	261,000	0	4,008.	307,900	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	261,000	0	4,008.	280,900	541,900	541,900	Year End	1/4/2016
2015	101	FV	254,300	0	4,008.	275,500	529,800	529,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:09:14

LAST REV

Date	Time
08/06/12	11:44:19
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS L.--ET	21946-367		4/15/1992		190,000	No	No	Y	

USER DEFINED

Prior Id # 1:	94070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2006	540	Addition	27,000					12X12 OVER EXISTG

ACTIVITY INFORMATION

Date	Result	By	Name
1/22/2009	Meas/Inspect	336	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4008		Sq. Ft.	Site		0	80.	1.35	9									432,191						432,200	

Total AC/HA:	0.09201	Total SF/SM:	4008	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,191	Spl Credit		Total:	432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19687498
Const Adj.:	0.98990101
Adj $ / SQ:	154.022
Other Features:	73545
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439541
Depreciation:	81755
Depreciated Total:	357787

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

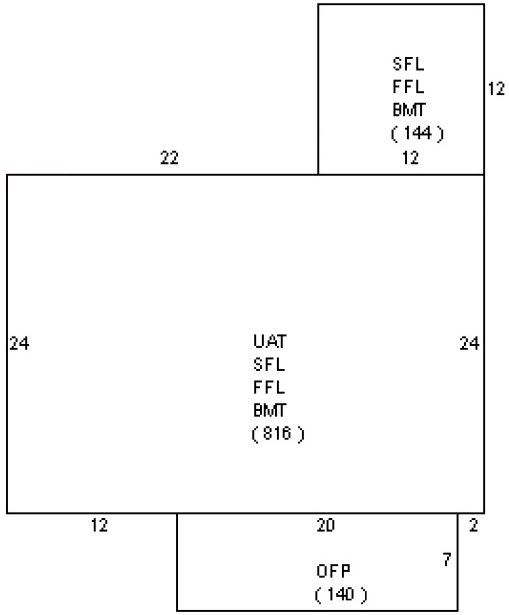
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	154.02
Special Features:	0	Val/Su Net:	110.98
Final Total:	357800	Val/Su SzAd	186.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	46.210	44,358
FFL	First Floor	960	154.020	147,862
SFL	Second Floor	960	154.020	147,862
UAT	Upper Attic	204	107.820	21,994
OFP	Open Porch	140	28.000	3,920

Net Sketched Area:	3,224			Total:	365,996
Size Ad	1920	Gross Area	3836	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	